

CONGRES INTERNATIONAL D'ARCHITECTURE URBAINE
CONGRESSO INTERNAZIONALE DI URBANISTICA
INTERNATIONAL URBAN DESIGN CONGRESS
国际城市设计大会
KONFERENSI DESAIN PERKOTAAN INTERNASIONAL
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CONFERENCIA INTERNACIONAL DE DISEÑO URBANO
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ULUSLARARASI KENTSEL TASARIM KONFERANSI
المؤتمر الدولي للتصميم الحضري
МІЖНАРОДНІ КОНФЕРЕНЦІЇ ГОРОДАРСЬКОГО АРХІТЕКТУРИ
国際都市デザイン会議
קונגרס בינלאומי לעיצוב עירוני
ΔΙΕΡΓΕΙΑ ΣΥΝΕΔΡΙΟΥ ΑΣΤΙΚΟΥ ΣΧΕΔΙΑΣΜΟΥ
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MICHAKAMHIB KOTITEC MICROKOTO AJAMHIB

AFFORDABLE HOUSING INFILL-COMMUNITY
BLUE WATER | Tavernier Key, Florida, USA | 2010

DPZ Co-DESIGN | Master Planner & Architect
Client: Gorman & Company

DPZ
CODESIGN



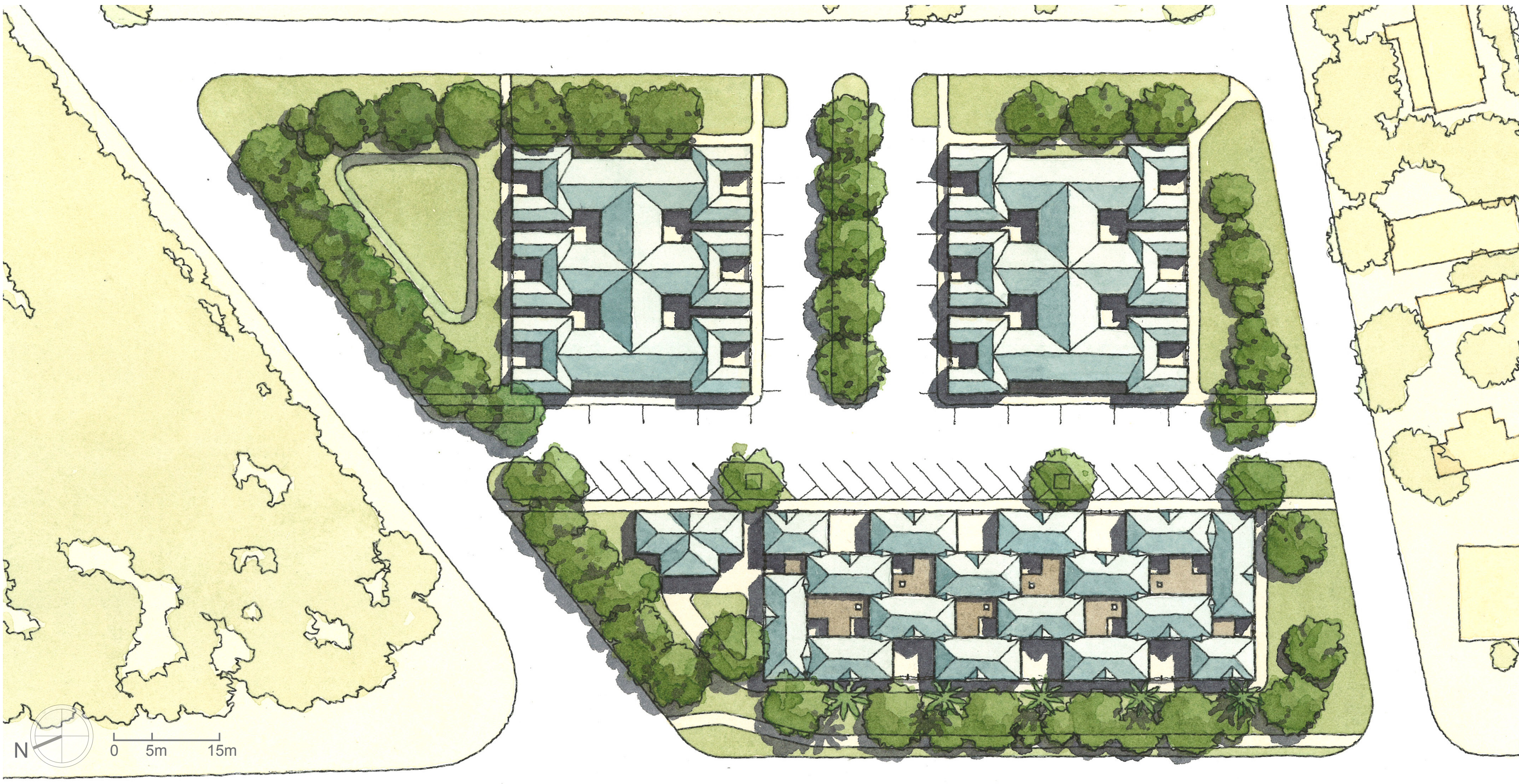
Entry courtyard showcasing the durable metal roof and concrete block and stucco materials.



A street address per unit gives every home an individual identity.



Aerial view of the community in context.



The Illustrative Master Plan.



The three building groups are enveloped by usable green space.



The decorative parapets were inspired by a beloved local restaurant.

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MEKAPAKUHH KUMITEC MICKOTO AGAMHBY

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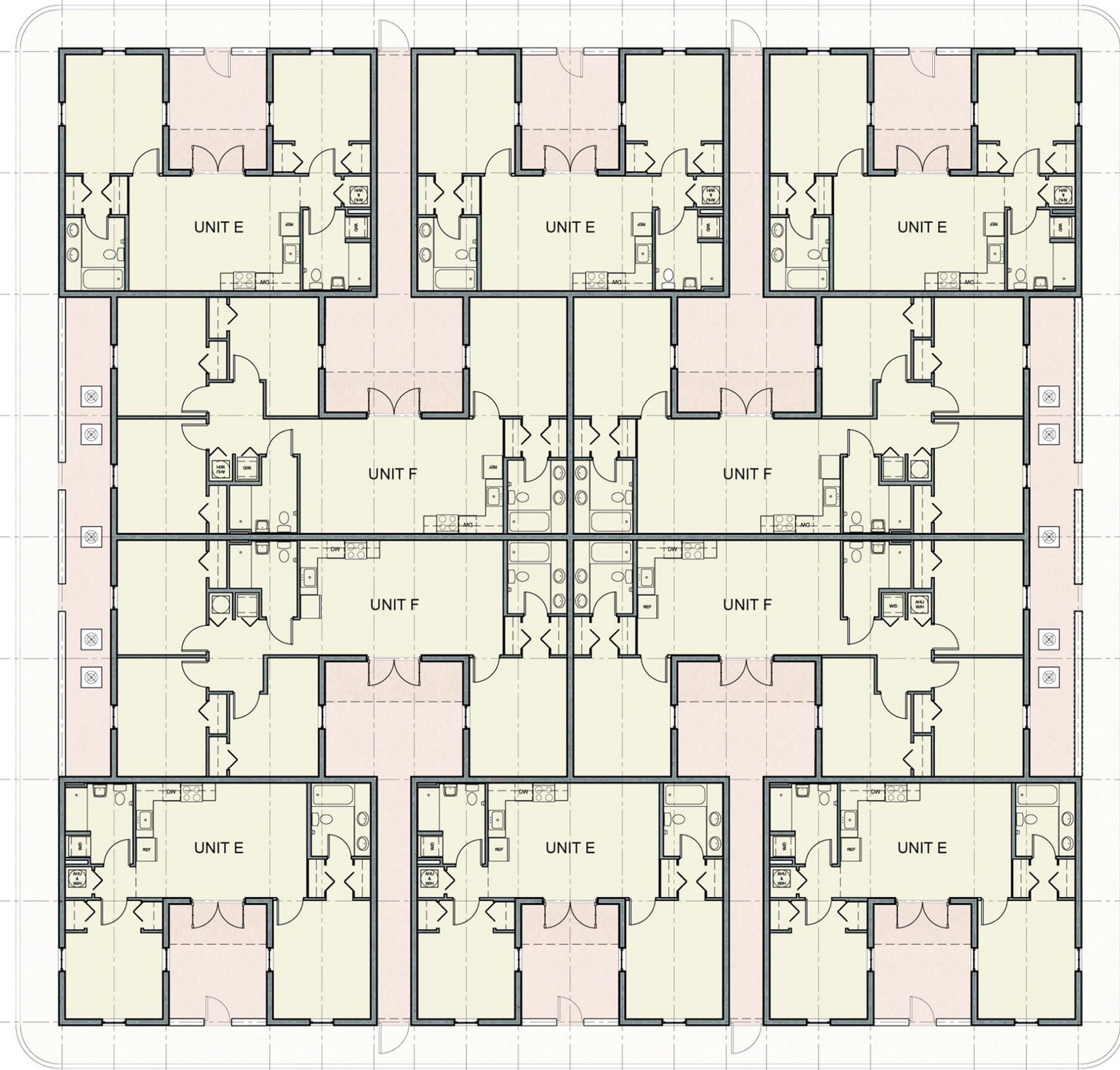
Elevation drawings of the one-story units illustrating the cost-saving uniformity of the elements.



Corner detail of the "dovetail" block illustrates the alternating rhythm of porches and courtyards.

Using a patented system of interlocking single-story courtyard home plans, this 36-unit project provides a compact and accessible alternative to high-density, multi-level, affordable housing. The project was sponsored by the Monroe County government to address a major shortfall in workforce housing in the Florida Keys. These one-story cottages respect the surrounding single-family context, meeting setback and height requirements with no variances. Small, walled courtyards are used to modestly conceal utilities. The courtyard unit plans dovetail for optimal space efficiency and range from 1-bedroom to 4-bedroom dwellings, accommodating the multi-generational needs of singles, couples and families. Private outdoor courtyards are complemented by a shared children's playground.

1.09 ha - 36 Units



Floor plan of the "keyhole" unit block.



Floor plan of the "dovetail" unit block.



Playground and loggia at the community building.



Unit courtyards overlooking a communal greenspace.

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MASTER PLAN & CODE FOR A NEW TOWN
SEASIDE | Walton County, Florida, USA | 1980

DPZ Co-DESIGN, Master Planner
Client: Robert and Daryl Davis

DPZ
CODESIGN



Aerial view of the Central Square and Amphitheater Green, with pedestrian axis to the chapel.



Shopfronts facing the Central Square.

Seaside is a resort community on the shores of the Gulf of Mexico. The program for Seaside approximates the scale and character of historic Southern US towns with a mixed-use, traditional settlement pattern as an alternative to segregated-use, conventional real estate development. To this end, the retail center was designed as a downtown commercial district; the conference facility doubles as a town hall; and the recreational budget included a number of civic amenities, including a chapel, a primary school, a fire station, and a post office, all open to adjacent communities. Building type, placement, and architecture, are regulated by a Code that encourages the coastal vernacular but allows for contemporary exploration.

32 ha - 624 Units - 9000 sq.m. Commercial



A typical street of single-family, detached cottages.



Seaside Non-denominational Chapel.



Square of live-work townhomes.



Typical street of cottages with towers framing the view toward a beach pavilion.

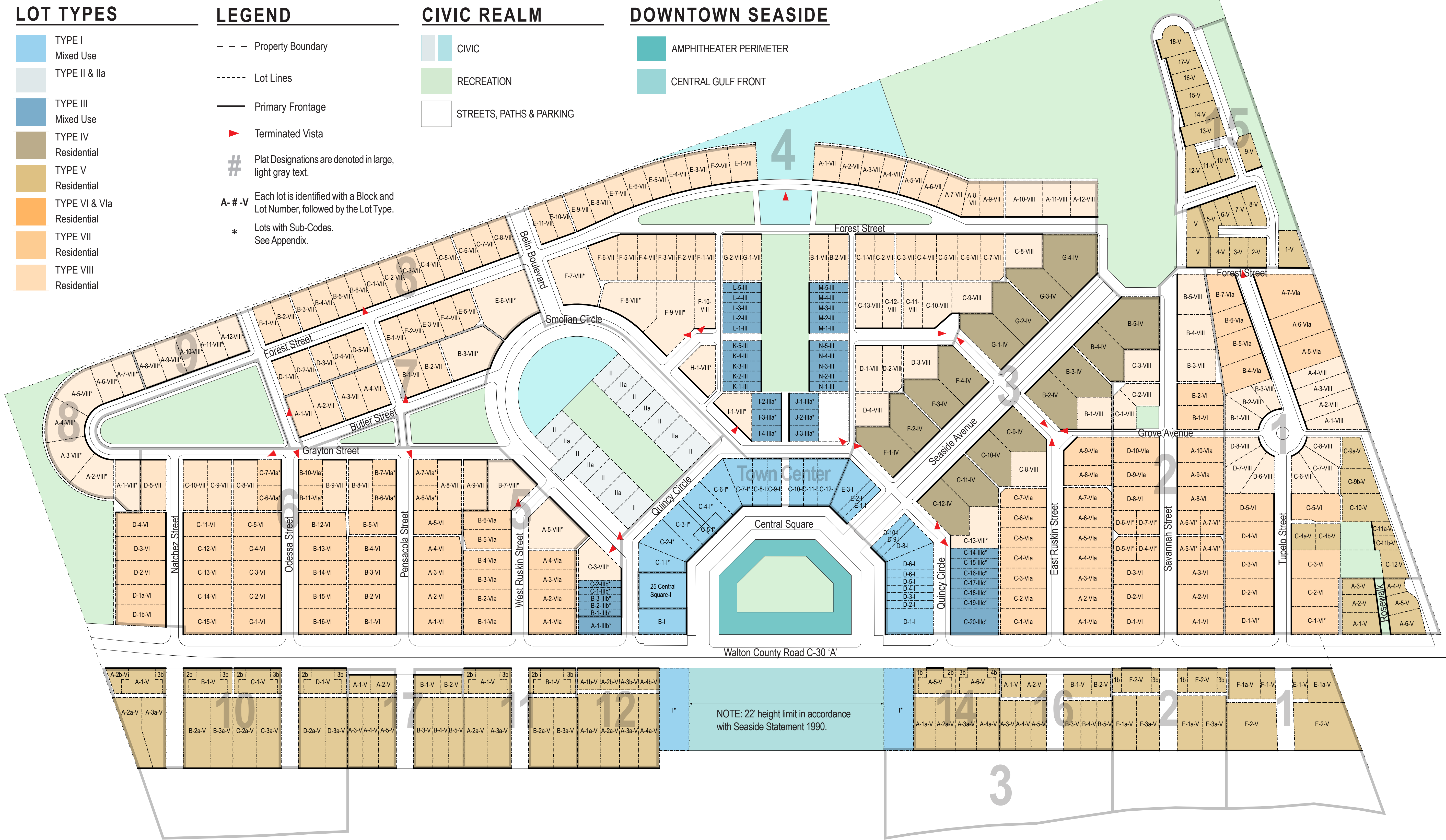
MASTER PLAN & CODE FOR A NEW TOWN SEASIDE | Walton County, Florida, USA | 1980

DPZ Co-DESIGN, Master Planner
Client: Robert and Daryl Davis

DPZ
CODESIGN

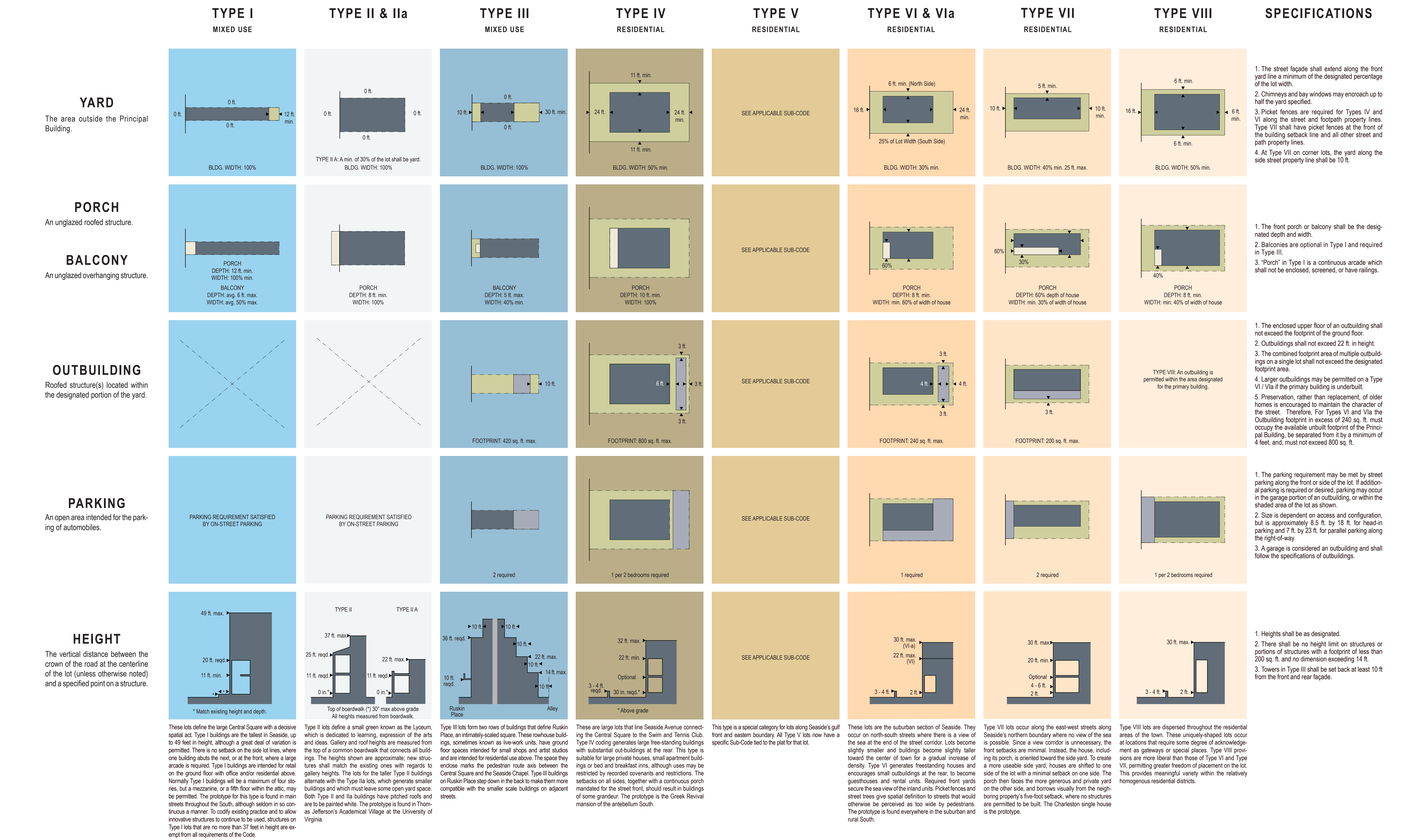
THE SEASIDE CODE (2014) ★ REGULATING PLAN

DUANY PLATER-ZYBERK & CO.
TOWN PLANNERS



THE SEASIDE CODE (2014) ★ URBAN CODE

DUANY PLATER-ZYBERK & CO.
TOWN PLANNERS



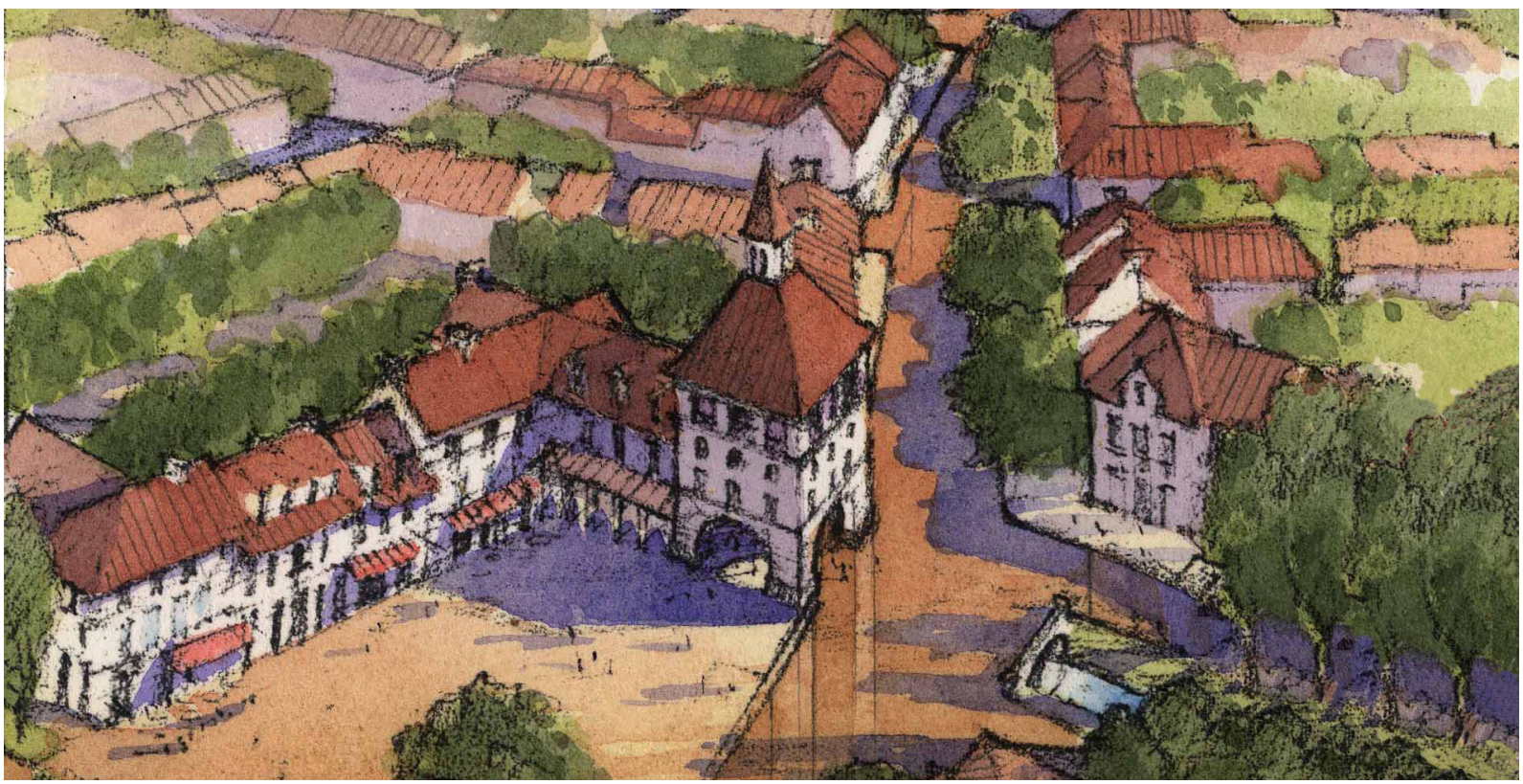
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MEZHARADSKIH KONFERENC MIKROKOTO DIZAJNIBY

MASTER PLAN & GUIDELINES FOR A NEW VILLAGE

HEULEBRUG | Knokke-Heist, Belgium | 1998

Leon Krier with DPZ Co-DESIGN, Master Planners
Client: West-Vlammse Intercommunale (WVI), Coordinating Architect: Arcas Group

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CODESIGN



Attached to the resort beach town of Knokke-Heist on Belgium's northern coast, Heulebrug was created to satisfy a need for social housing. Designed with a traditional urban fabric, it was intended as an organic, southern extension of the town rather than an isolated housing project. A central square with an iconic, tower-like community building is surrounded by three neighborhoods, each organized around smaller squares. Along every major thoroughfare, carefully angled street walls help define enclosed spaces. The site is bounded by a 1960s social housing scheme, a railroad, a major traffic route, and a permanent farmland reserve. Building materials, architectural proportions and detailing, were regulated by a set of urban and architectural guidelines in order to create a consistent aesthetic compatible with the Knokke-Heist context.

25 ha - 405 Units



These 1998 charrette illustrations helped define the character of this new village as the design was underway. (Watercolors by Michael Morrissey)



The illustrative Master Plan of the village depicting the building footprints of the first development phases.



An important part of the guidelines, this matrix of residential facades showed the variety possible with just a few vernacular elements.



The community building tower is a defining landmark that terminates a number of key vistas.

MORE URBAN

The following dimensions are minimums:

Street (ST 18 / 10)
Parking: 2 Sides
Pavement: 10 M
Sidewalks: 4 M
Planters: 1 M
Setback: 0 M

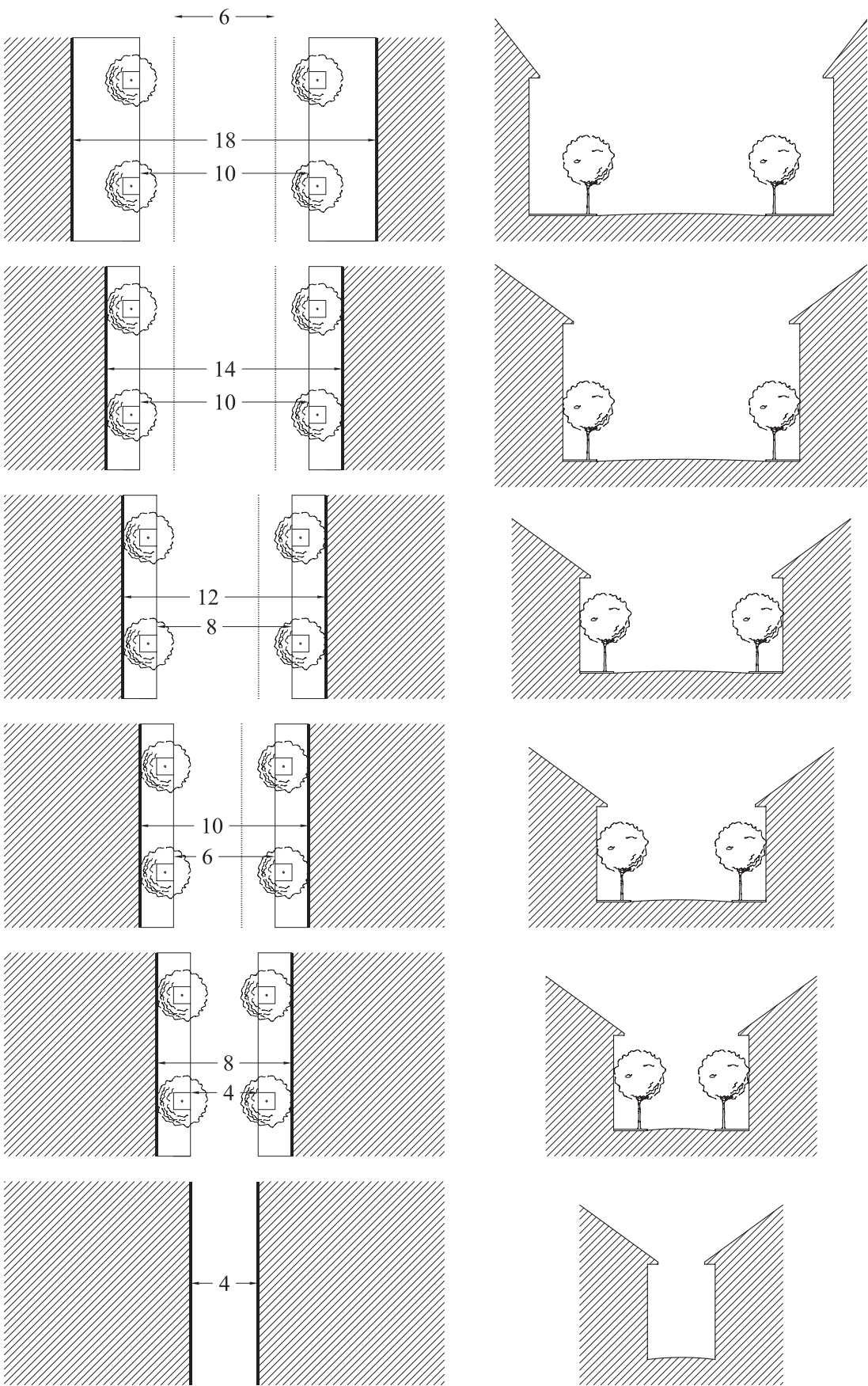
Street (ST 14 / 10)
Parking: 2 Sides
Pavement: 10 M
Sidewalks: 2 M
Planters: 1 M
Setback: 0 M

Street (ST 12 / 8)
Parking: 1 Side
Pavement: 8 M
Sidewalks: 2 M
Planters: 1 M
Setback: 0 M

Street (ST 10 / 6)
Parking: 1 Side
Pavement: 6 M
Sidewalks: 2 M
Planters: 1 M
Setback: 0 M

Street (ST 8 / 4)
Parking: Intermittent
Pavement: 4 M
Sidewalks: 2 M
Planters: 1 M
Setback: 0 M

Street (ST 4 / 4)
Parking: None
Pavement: 4 M
Sidewalks: None
Planters: None
Setback: 0 M



MORE RURAL

The following dimensions are minimums:

Drive (DR > 10 / 4)
Parking: Intermittent
Pavement: 4 M
Sidewalks: 1 M
Planters: 1 M x 2
Setback: 4 M

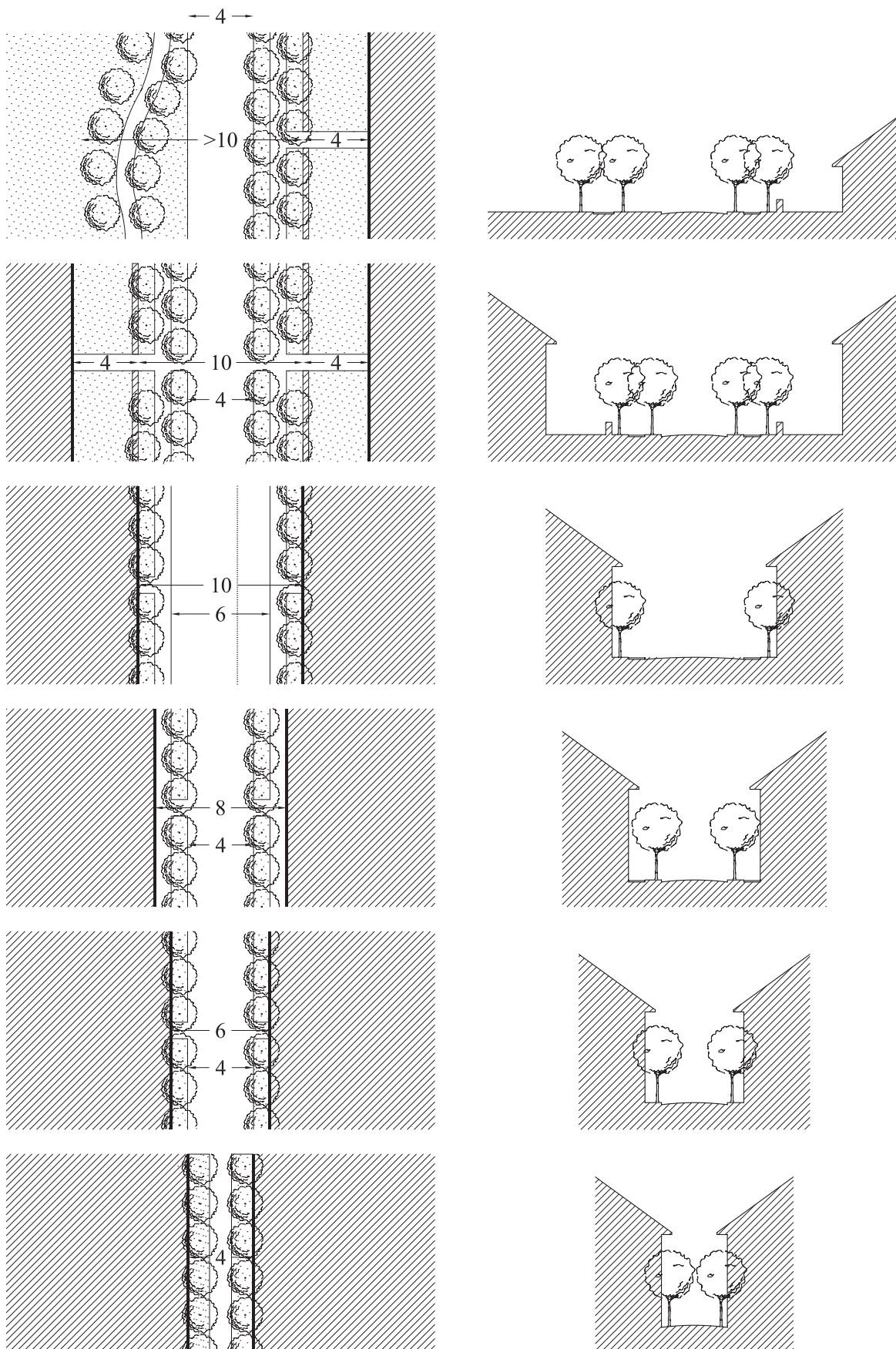
Road (RD 10 / 4)
Parking: Intermittent
Pavement: 4 M
Sidewalks: 1 M
Planters: 1 M x 2
Setback: 4 M

Road (RD 10 / 6)
Parking: 1 Side
Pavement: 6 M
Sidewalks: 1 M
Planters: 1 M
Setback: 0 M

Road (RD 8 / 4)
Parking: Intermittent
Pavement: 4 M
Sidewalks: 1 M
Planters: 1 M
Setback: 0 M

Road (RD 6 / 4)
Parking: Intermittent
Pavement: 4 M
Sidewalks: 0 M
Planters: 1 M
Setback: 0 M

Path (PT 4 / 0)
Parking: None
Pavement: None
Sidewalks: 1.33 M
Planters: 1.33 M
Setback: 0 M



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MICHKOGRODN'YHOHO TASYAINU
KONTPEC MICROKOTO AGAMBY

MASTER PLAN & GUIDELINES FOR A NEW VILLAGE HEULEBRUG | Knokke-Heist, Belgium | 1998

Leon Krier with DPZ Co-DESIGN, Master Planners
Client: West-Vlammse Intercommunale (WVI), Coordinating Architect: Arcas Group

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CODESIGN



One of the village's squares illustrates the play between conformity and diversity enabled by the guidelines.



The architecture of the village is defined by consistency in materials, openings, roof shapes, and dormer elements.



The canal greenway provides an iconic gateway from the countryside.



This aerial view illustrates how the village celebrates the clear boundary between the urban edge of Knokke and its agricultural belt.

Sample Page – Miami 21 Table depicting a reduced number of building functions which were previously over 300.

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MICHAKOHOHO KOTITEC MICROHOHO AGLOMERATSIY

FORM-BASED URBAN CODE FOR AN EXISTING CITY

MIAMI 21 | Miami, Florida USA | 2004 - Present

DPZ Co-DESIGN, Urban Planner
Client: City of Miami - Manny Diaz, Mayor & Ana Gelabert-Sanchez, Planning Director

DPZ
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This early rendering illustrated how liner buildings can help mediate the transition between high-rise corridors and 1 to 2 story neighborhoods.



The built result of the above: 2 to 3 story townhouses bridge the scale between urban core towers and general urban single-family homes.



Habitable space requirements at ground level frontages are making the redeveloping Calle 8 corridor more pedestrian-friendly.



This photo simulation demonstrates the M21 requirements along major frontages for screening parking lots, adding landscaping, and mandating that new buildings on redeveloped sites abut the sidewalk.



The Miami Design District, a revision to the city's grid, approved as a Special Area Plan, a Miami 21 innovation.



The Design District was the first U. S. Green Building Council LEED-ND district in the U.S.